

39310

mtc
25855-KR

Vol. m91 Page 27291

SPECIAL WARRANTY DEED

Until a change is requested, all tax statements shall be sent to:

~~No Change~~ Duane & Gabrielle Thompson

HC76 Box 1002, LaPine, OR 97739

TERRY E. LEE and DIANA M. LEE, Husband and Wife, Grantors, convey and specially warrant to DUANE M. THOMPSON and GABRIELLE THOMPSON, Husband and Wife, Grantees, the following described real property free of encumbrances created or suffered by the grantor except as specifically set forth herein:

Lot 18 in Block 1 of Wagon Trail Acreages No. 1, Third Addition, Tract No. 1136, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Rights of the public in any portion of the herein described premises lying within the limits of any road or highway.
2. Rights of the public and of governmental bodies in and to any portion of the above described property lying below the high water mark of the Little Deschutes River and in and to said water.
3. Agreement relative to bridge across the Little Deschutes River as set out in instrument dated December 24, 1975, recorded March 19, 1976, in Volume M76 page 4024, Deed records of Klamath County, Oregon.
4. Easements for utilities as shown on the plat of Wagon Trail Acreages No. 1 Third Addition, Tract No. 1136, and reservations shown on said plat as follows:
"...that fee title to all common areas, streets, private ways, roads, private recreational areas, semi-public recreational or service areas, leased scenic areas shall remain in Brooks Resources Corporation to be conveyed to the Wagon Trail Ranch Homeowners Association under such terms and conditions as the Master Plan may provide."

5. Declaration of Wagon Trail Ranch, recorded August 30, 1972, in Volume M72 page 9766, Deed records of Klamath County, Oregon, as set forth in Declaration Establishing Wagon Trail Acreages No. 1, Third Addition, Tract No. 1136, and annexing it to Wagon Trail Ranch, dated December 6, 1979, recorded December 11, 1979, in Volume M79 page 28494, Deed records of Klamath County, Oregon.
6. Electric Line-Right-of-Way Easement, including the terms and provisions thereof, from Brooks Resources Corporation, an Oregon corporation to Midstate Electric Cooperative, Inc., a cooperative corporation, dated October 21, 1981, recorded November 5, 1981, in Volume M81 page 19298, Deed records of Klamath County, Oregon.
7. Electric Line-Right-of-Way Easement, including the terms and provisions thereof, from Diana M. and Terry E. Lee to Midstate Electric Cooperative, Inc., a cooperative corporation, dated October 13, 1981, recorded November 5, 1981, in Volume M81 page 19306, Deed records of Klamath County, Oregon.

LAND USE LAWS AND REGULATIONS: THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true consideration for this conveyance is \$25,000.00.

Dated this 18th day of March, 1987.

SELLER.

Terry E. Lee
TERRY E. LEE

Diana M. Lee
DIANA M. LEE

27293

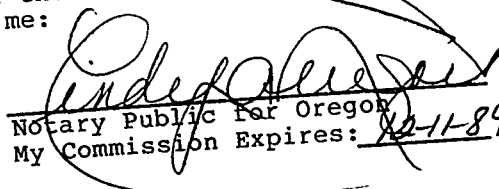
STATE OF OREGON

County of Deschutes

) ss.

Mar. 18, 1987

Personally appeared the above named TERRY E. LEE and
 DIANA M. LEE and acknowledged the foregoing instrument to be
 their voluntary act. Before me:


 Notary Public for Oregon

My Commission Expires: 12-1-89

Francis & Martin
 1199 N.W. Wall Street • Bend, Oregon 97701-1934
 (503) 389-5010

AFTER RECORDED RETURN TO:

DUANE & GABRIELLE THOMPSON
 HC76, Box 1002
 LaPine, OR 97739

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

Mountain Title Co.
 on this 31st day of Dec. A.D., 19 91
 at 2:09 o'clock P.M. and duly recorded
 in Vol. M91 of Deeds Page 27291
 Evelyn Biehn County Clerk
 By Pauline Muelendore Deputy.

Fee, \$38.00